

**MEETING AGENDA**  
**CITY OF PLEASANT HILL PLANNING COMMISSION**  
**June 12, 2007**  
**7:30 PM**

**COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 [www.pleasanthill.ca.gov](http://www.pleasanthill.ca.gov) (925) 671-5209**

<b>CHAIR: KEN LOMBARDI      VICE CHAIR: STEVE WALLACE</b> <b>MEMBERS: ROBERT ABBOTT, JAMES BONATO, LOLA FELLINGER, DAVID C. MASCARO, DIANA VAVREK</b>
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Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes. If the applicant or his or her representative fails to attend the public hearing concerning their application, the Planning Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing.

All matters listed under CONSENT CALENDAR are considered by the Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt. An appeal of the decision or conditions of the Planning Commission to the City Council must be filed with the City Clerk within ten days of the date of the mailed notice of decision. No agenda item will be considered after 10:30 p.m. Remaining items will be rescheduled. The Planning Commission meetings are telecast the Friday following the Tuesday meeting from 4 p.m. to 6 p.m. (the 2nd and 4th Fridays of the month).

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**STAFF INTRODUCTIONS**

**PUBLIC COMMENT**

The public is welcome at this time to address the Planning Commission on any item, with the exception of items scheduled for Public Hearing at this meeting. Comments are limited to three minutes per speaker. Any public comments made regarding an item pending before the Commission do not go into the public record of that item.

**MINUTES**

May 22, 2007

**PUBLIC HEARING ITEMS**

1.     **VAR 07-002, VILLA MONTANARO SIGN VARIANCE, 201 COGGINS DRIVE**

The applicant is requesting approval of a Minor Variance for an excess 16 square feet of sign face area for a 32 square foot single-face identification monument sign, which is proposed to be placed in the front landscape area at the northeast corner of Buskirk Avenue and Coggins Drive, where the Zoning Ordinance allows a maximum of 16 square feet of sign area per sign face for a monument sign located in a residential zoned district. In addition, the applicant is requesting approval of two directional freestanding signs, each with a 9 square foot sign face

June 12, 2007

area and total sign height of 4 feet 8 inches, where the Zoning Ordinance allows a maximum 4 square feet of sign face area on one face and a maximum 3 foot sign height for directional signs located in any zoning district.

The subject site is located on the northeast corner of the intersection at Buskirk Avenue and Coggins Drive and extends easterly along Coggins Drive. The site is currently zoned *PUD – Planned Unit District (Ordinance 769)*.

[Staff Report](#)

[Attachment A](#) [Attachment B](#)

[Attachment C](#) [Attachment D](#)

[Attachment E](#) [Attachment F](#)

[Attachment G](#) [Attachment H](#)

[Attachment I](#) [Attachment J](#)

Project Planner: Jeff Olsen, (925) 671-5206, [Jolsen@ci.pleasant-hill.ca.us](mailto:Jolsen@ci.pleasant-hill.ca.us)

2. NAVLET’S GARDEN CENTER FENCE VARIANCE, 2895 CONTRA COSTA BOULEVARD

The applicant is requesting approval of a Variance to extend an existing 8-foot tall fence an additional 4 feet for a total height of 12 feet. The proposed fence will be a 12-foot tall chain link fence with slats. The proposed project is located at 2895 Contra Costa Boulevard (APN: 149-122-026). The site is located at the northwest corner of the intersection of Astrid Way and Contra Costa Boulevard. Assessor’s Parcel Number: 149-122-026.

[Staff Report](#)

[Attachment A](#) [Attachment B](#)

[Attachment C](#) [Attachment D](#)

[Attachment E](#)

Project Planner: Troy Fujimoto, 671-5224, [tfujimoto@ci.pleasant-hill.ca.us](mailto:tfujimoto@ci.pleasant-hill.ca.us)

**DISCUSSION ITEMS**

1. REVIEW OF PENDING PLANNING DIVISION APPLICATIONS

Staff will provide the Commission with a brief status report on active pending applications. At their discretion, Commissioners may ask questions and receive an update from staff regarding the status of any pending application.

[Pending Applications](#)

2. REVIEW OF THE DRAFT AGENDA FOR REGULAR MEETING ON JUNE 26, 2007

The next meeting of the Planning Commission will be a regular meeting on Tuesday, June 26, 2007. A draft agenda for this meeting, listing the scheduled agenda items, hearings, and discussion items, was included in the agenda packet for Commissioners to review. At their discretion, Commissioners may ask questions and receive a brief description from staff regarding the agenda.

[Draft Agenda](#)

**COMMISSIONER REPORTS AND ANNOUNCEMENTS**

1. REPORTS from Commissioners on Meetings or Conferences Attended at City Expense.
2. ANNOUNCEMENTS and comments from Commissioners.

Adjourn to a regular meeting of the Planning Commission on June 26, 2007, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.